

PROFESSIONAL PROFILE



Exchange Place

1313 East Main Street, Suite 400

Richmond, Virginia 23219-3629
thalhimer.com

N. Dean Meyer, SIOR, CCIM

Senior Vice President

Tel: 804.697.3480

Fax: 804.697.3479

Email: dean.meyer@thalhimer.com



SPECIALTY

Landlord Representation.
Extensive experience in
lease/sale transactions

CAREER SUMMARY

After obtaining a Law Degree, Dean practiced law for a number of years and then served 5 years as a Special Agent with the F.B.I. Dean joined Thalhimer in 1990. He is experienced with marketing properties, as well as, evaluating/negotiating lease or investment sale opportunities.

INDUSTRY ACHIEVEMENTS

Distinguished Achiever since 1990

Commercial Investment Real Estate Institute (CCIM) Designation, 1996

Society of Industrial and Office Realtors (SIOR) designation, 2005

COMMUNITY INVOLVEMENT

Former Special Agent, Federal Bureau of Investigations, 1985-1990

Jewish Family Services, Board of Directors

REFERENCES

Michael Dening

Devon USA, Inc.

1415 East Main Street

Richmond, VA 23219

804.643.3187

Ronald Banks

Banks Brothers Corporation

195 Main Street

Great Barrington, MA 01230

413.528.4205

Susan Gallienne

Executive Vice President

SunTrust Bank

919 East Main Street

Richmond, VA 23219

804.782.5481

Wayne Dishman

Director of Real Estate

Owens & Minor

9120 Lockwood Blvd.

Mechanicsville, VA 23116

804.723.7895

Robert Karp

Senior Vice President

General Investment & Development

600 Atlantic Avenue

Boston, MA 02210

617.854.6676

EDUCATION

Vanderbilt University, History/Business, 1978

University of Dayton School of Law, J.D., 1981

Member, Virginia State Bar since 1982

CORPORATE SERVICE EXPERIENCE

Dean has worked closely with large corporate clients in various acquisition and disposition assignments:



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I. SunTrust Bank

- Disposition of SunTrust Headquarter Complex (three office building totaling 615,000 sq. ft. – sales leaseback)
- Responsible for the leasing of the Fairfax Bldg (148,000 sq. ft. Class A Office Bldg for 15 years and SunTrust Corporate Headquarters Bldg (450,000 sq. ft. Class A Office Bldg)
- Acquisition of bank branch sites (John Rolfe, VA Center, Bon Air, Libbie Avenue branch locations).
- Disposition of the Bon Air, Midlothian Turnpike, Willow Lawn Drive and Patterson Avenue bank branches.
- Disposition of the Fairfax Building (148,000 sq. ft. Class A Office Building-Investment Sale 2006).

II. Circuit City Stores, Inc.

- Disposition of the 160,000 sq. ft. Thalbro Street Office/Retail / Warehouse facility in 2005.
- Lease of 110,000 sq. ft. Call Center and Redundant Operations facility in 2006.
- Sublease/Disposition of a 71,000 sq. ft. Class A Office Building in 1998 to Capital One.

III. Owens & Minor

- Provided strategic evaluation of location opportunities and lease analysis in the relocation of 115,000 sq. ft. Richmond Distribution facility in 2005.
- Assisted in 40,000 sq. ft. Warehouse expansion needs in 2006.
- Provide advisory services as requested.

PARTIAL TRANSACTION LIST:

OFFICE LEASING EXPERIENCE:

AECOM	85,000 Sq.Ft.
Virginia College Savings Plan	48,000 Sq.Ft.
Department of Taxation	40,209 Sq.Ft.
Strayer University	19,867 Sq.Ft.
URS	10,300 Sq.Ft.
Aerotek	8,100 Sq.Ft.
Columbia Gas	48,500 Sq.Ft.
Bon Secours Health System	23,000 Sq.Ft.
Kroger	12,000 Sq.Ft.
Reckitt Benckiser Pharmaceuticals	14,000 Sq.Ft.
BE&K	15,000 Sq.Ft.
Chemtreat	24,000 Sq.Ft.
Royall & Co.	22,000 Sq.Ft.
Capital One	71,000 Sq.Ft.
Bon Secours (Nursing)	20,000 Sq.Ft.
Bon Secours (Administration)	64,000 Sq.Ft.
Columbia Propane	30,860 Sq.Ft.
Belk Regional Headquarters	27,689 Sq.Ft.
Maersk Corporation	21,498 Sq.Ft.
Dept. of Defense	21,000 Sq.Ft.
Comtrad Marketing	18,000 Sq.Ft.



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Chesapeake Corporation	15,000 Sq.Ft.
Strayer College, Inc.	10,931 Sq.Ft.
Dynex Capital	9,789 Sq.Ft.
ABB Power Generation	9,401 Sq.Ft.
DeJarnette & Paul	9,126 Sq.Ft.
Consultec	8,340 Sq.Ft.
Health Corp. of America	6,961 Sq.Ft.
World Travel Partners	6,032 Sq.Ft.
Bryan Brothers, Inc.	5,700 Sq.Ft.
The Color Pages, Inc.	5,250 Sq.Ft.
Dun & Bradstreet	5,017 Sq.Ft.
SunTrust Mortgage	5,000 Sq.Ft.

OFFICE/WAREHOUSE LEASES:

Halifax Corp.	11,800 Sq.Ft.
Simplex Grinnell	18,600 Sq.Ft.
Bag Boy, LLC	20,800 Sq.Ft.
Netflix	10,000 Sq.Ft.
Neighbor Cure	31,400 Sq.Ft.
Kroger	12,000 Sq.Ft.
Reckitt Benckiser Pharmaceuticals	14,000 Sq.Ft.
BE&K	15,000 Sq.Ft.
FedEx	15,000 Sq.Ft.
Patterson Dental	12,000 Sq.Ft.
Department of Taxation	48,000 Sq.Ft.
Circuit City	42,400 Sq.Ft.
Major Video	21,769 Sq.Ft.
Ferguson Enterprises	11,000 Sq.Ft.

INDUSTRIAL LEASES:

GEPOX	34,000 Sq.Ft.
Owens & Minor	115,000 Sq.Ft.
International Paper	84,000 Sq.Ft.
Wyeth Corporation	350,000 Sq.Ft.
Menlo Logistics	310,000 Sq.Ft.
BallContainer	80,000 Sq.Ft.
Reynolds + Reynolds	64,000 Sq.Ft.
A.H.Robins	58,000 Sq.Ft.
Richmond Manufacturing	40,000 Sq.Ft.
MidSouth Building Supply	30,000 Sq.Ft.
Pierce Lahy	24,000 Sq.Ft.

TENANT REPRESENTATION ASSIGNMENTS:

Hewlett Packard	10,000 Sq.Ft.
Federal Express Corp.	10,000 Sq.Ft.
Circuit City Stores, Inc.	110,000 Sq.Ft.
Utica Mutual Insurance Co.	15,000 Sq.Ft.
Comcast	9,800 Sq.Ft.



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Circuit City Stores, Inc.	71,000 Sq.Ft.
Iron Mt.	80,000 Sq.Ft.
Data Concept	4,200 Sq.Ft.
SunTrust Bank	20,000 Sq.Ft.
Owens & Minor	115,000 Sq.Ft.
Halifax Technologies	16,900 Sq.Ft.
Framme Law Firm	4,000 Sq.Ft.
General Electric Corp.	2,500 Sq.Ft.
Compass Energy	4,500 Sq.Ft.
Care Advantage	10,000 Sq.Ft.

SALES EXPERIENCE

Parham Place Office Bldg.	62,700 Sq.Ft.	\$ 7,600,000
Waterford Office Bldg.	47,000 Sq.Ft.	\$ 6,925,000
SunTrust Headquarters Complex	618,000 Sq.Ft.	\$76,500,000
2748 McRae Road	3,500 Sq.Ft.	\$ 800,000
4900 Radford	1,750 Sq.Ft.	\$ 220,000
Parham Road	3.7 Acres	\$ 4,250,000
Fairfax Office Building	148,812 Sq. Ft.	\$19,675,000
2040 Thalbro	120,000 Sq. Ft.	\$ 3,000,000
Deep Run II, 9960 Mayland Dr.	175,985 Sq.Ft.	\$10,450,000
Innsbrook Commons	59,000 Sq.Ft.	\$ 7,650,000
Waterford I Office Building	45,000 Sq.Ft.	\$ 5,200,000
Creative Office/Enterchange @ Northlake	81,000 Sq.Ft.	\$ 6,464,000
Tower Building	20,000 Sq.Ft.	\$ 865,000
1904 Parham Rd.	30,000 Sq.Ft.	\$ 1,750,000
5300 Midlothian TnPk.	20,000 Sq.Ft.	\$ 950,000
8015 Midlothian TnPk.	50,000 Sq.Ft.	\$ 1,000,000
2219 Chamberlayne Ave.	22,000 Sq.Ft.	\$ 650,000
11006 Lakeridge Pkwy.	6,700 Sq.Ft.	\$ 600,000
Ironbridge I	50,000 Sq.Ft.	\$ 3,750,000
613 Air Park Dr.	25,500 Sq.Ft.	\$ 1,920,000
2134 W. Laburnum Ave.	37,000 Sq.Ft.	\$ 1,750,000
1601 Rhoadmiller St.	64,000 Sq.Ft.	\$ 1,200,000
2749 McRae Rd.	2,500 Sq.Ft.	\$ 1,000,000
1001 Patterson Ave.	11,000 Sq.Ft.	\$ 792,500
Virginia Center Marketplace	1 Acre	\$ 700,000
2408 Ownby Ln.	12,000 Sq.Ft.	\$ 465,000
10041 Midlothian TnPk.	7,000 Sq.Ft.	\$ 325,000
6200 Lakeside Ave. (Re-Sale)	2,143 Sq.Ft.	\$ 200,000
Enterprise Center	39,000 Sq.Ft.	\$ 750,000
4009 Fitzhugh Ave.	20,000 Sq.Ft.	\$ 350,000
5419 Lakeside Ave.	1,920 Sq.Ft.	\$ 325,000
1601 Overbrook Road	40,000 Sq.Ft.	\$ 280,000
5601 Patterson Ave.	2,000 Sq.Ft.	\$ 274,000
Port Walthall Shopping Center	46,000 Sq.Ft.	\$ 1,600,000
Stony Point Office Building	51,000 Sq.Ft.	\$ 2,100,000



PROFESSIONAL PROFILE

Thalhimer
commercial real estate

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1650 Willow Lawn Drive	16,000 Sq.Ft.	\$ 750,000
Saddlewood Apartments	85 Units	\$ 1,705,000
1600 Rhoadmiller Road	65,000 Sq.Ft.	\$ 800,000
1109-1111 North Thompson St.	8,152 Sq.Ft.	\$ 224,500
2117 North Hamilton Street	7,198 Sq.Ft.	\$ 305,000
2810 Hungary Springs Road	10,800 Sq.Ft.	\$ 405,000
2010 Dabney Road	34,000 Sq.Ft.	\$ 1,350,000
1650 Parham Road	1,500 Sq.Ft.	\$ 307,000
500 Forest Avenue	12,600 Sq.Ft.	\$ 775,000
1701 West Main Street	4,800 Sq.Ft.	\$ 180,000
6200 Lakeside Avenue	2,143 Sq.Ft.	\$ 125,000
1919 Huguenot Road	10,000 Sq.Ft.	\$ 645,000
1690 Old Williamsburg Road	6,000 Sq.Ft.	\$ 300,000
13501 E. Boundary Road	12,000 Sq.Ft.	\$ 300,000

